

**TOWN OF BUCKEYE, ARIZONA
COMMUNITY PLANNING AND DEVELOPMENT BOARD
REGULAR MEETING MINUTES
MARCH 22, 2005
7:00 P.M.**

1. CALL TO ORDER:

Chair Hawley called the meeting to order at 7:00 p.m.

2. ROLL CALL:

Board Members Present: Chair John Hawley, Annette Napolitano, Carol Kempiake, Ruben Jimenez, Jim Zwerg, Dave Rioux and Tana Wrublik

Board Members Absent: None

Council Members Present: Chris Urwiller and Levi Beard

Staff Present: Dennis Zwagerman, Ian Dowdy, Woody Scoutten, Bob Costello and Connie Meadows

3. APPROVAL OF MINUTES:

Chair Hawley asked for a motion to approve the Workshop and Regular Meeting minutes of March 8, 2005. Member Rioux made a motion to approve the Workshop and Regular Meeting minutes of March 8, 2005. The motion was seconded by Member Zwerg. The motion passed unanimously.

4. WITHDRAWALS / CONTINUANCES / OLD BUSINESS: None

5. NEW BUSINESS: As Presented

5A. A04-28: SOUTHERN AVENUE AND ROOKS ROAD:

Annexation of Approximately 400 Acres: Request by George Musser on behalf of Bruce Heiden for the annexation of approximately 400 acres located on the northwest corner of Southern Avenue and Rooks Road. George Musser of Musser Engineering on behalf of Bruce Heiden, presented the annexation request to the Board. Member Rioux made a motion to recommend approval of A04-28. Member Kempiake seconded the motion. The motion passed unanimously.

5B. A04-31: PERRYVILLE ROAD AND BROADWAY ROAD

Annexation of Approximately 80 Acres: Request by Jim Talbert of Manhard Consulting on behalf of Montalbano Homes for the Annexation of approximately eighty (80) acres located on the northwest corner of Perryville Road and Broadway Road. Jim Talbert of Manhard Consulting on behalf of Montalbano Homes presented the annexation request to the Board. Mr. Talbert stated that the total project will consist of 280 acres of which 200 have already been annexed into the Town. Member Napolitano made a motion to recommend approval of A04-31. Member Zwerg seconded the motion. The motion passed unanimously.

5C. CMP04-159: COPPER FALLS

Request by KB Home and RBF Consulting for Community Master Plan approval for approximately 275 acres with a proposed maximum of 922 units, located at the northwest corner of Miller Road & Southern Road. Manjula Vaz of Gammage and Burnham along with Jason Weber of KB Homes presented the product to the Board. Chair Hawley asked about the implementation of traffic lights for this subdivision. Mr. Scoutten stated that a traffic impact analysis is necessary in order to address the need for traffic lights. Member Napolitano asked if an environmental analysis was done regarding the air quality. Ms. Vaz stated that there will be a disclosure in the public report addressing the nearby cotton gin. Mr. Costello stated that this project has been reviewed and the fire department is actively involved and foresees no problems. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Wrublik made a motion to recommend approval of CMP04-159. The motion was seconded by Member Jimenez. The motion passed unanimously.

5D. Case No. SP04-267: WESTPARK SPORTS PARK

Request by Roston Company for the approval of a Site Plan for a Sports Park to be located east of Oglesby Road and north of the Roosevelt Irrigation District canal in the Westpark community. Jim Fergus of the Roston Company presented the Site Plan to the Board. The parking capacity will hold up to 120 vehicles with security lighting. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Kempiake made a motion to approve SP04-267. The motion was seconded by Member Zwerg. The motion passed unanimously.

5E. Case No. SP05-03: WESTPARK WATER TANK

Request by Roston Company for the approval of a Site Plan for a Water Tank Site to be located east of Oglesby Road and north of the Roosevelt Irrigation District canal in the Westpark community. Jim Fergus of the Roston Company presented the Site Plan to the Board. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Zwerg made a motion to approve SP05-03. The motion was seconded by Member Wrublik. The motion passed unanimously.

5F. PP04-391: PRELIMINARY PLAT SUNDANCE PARCEL 45C

Request by RBF Consulting on behalf of Rick Hancock Homes, L.L.C for the approval of a preliminary plat consisting of 22.45 acres and a total of 46 lots. Mr. Dowdy stated that an additional stipulation was added to the staff report regarding the back of curb on the right of way. Dave Ulrich of RBF Consulting presented the project to the Board. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Napolitano made a motion to approve PP04-391 with the addition of stipulation "24" to read as follows: All local streets in this subdivision shall consist of thirty-two feet of pavement back-of-curb to back-of-curb within the forty foot right-of-way. Ten feet of PUE will also be required along with a minimum of twenty feet of building setback to the front of any forward-facing garage. The motion was seconded by Member Wrublik. The motion passed unanimously.

5G. PP04-389: PRELIMINARY PLAT SUNDANCE PARCEL 10

Request by RBF Consulting on behalf of Rick Hancock Homes, L.L.C for the approval of a preliminary plat consisting of 12.93 acres and a total of 25 lots. Mr. Dowdy stated that an additional stipulation was added to the staff report regarding the back of curb on the right of way. Dave Ulrich of RBF Consulting presented the project to the Board. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Napolitano made a motion to approve PP04-389 with the addition of stipulation "24" to read as follows: All local streets in this subdivision shall consist of thirty-two feet of pavement back-of-curb to back-of-curb within the forty foot right-of-way. Ten feet of PUE will also be required along with a minimum of twenty feet of building setback to the front of any forward-facing garage. The motion was seconded by Member Wrublik. The motion passed unanimously.

5H. PP04-392: PRELIMINARY PLAT SUNDANCE PARCEL 47

Request by RBF Consulting on behalf of Rick Hancock Homes, L.L.C for the approval of a preliminary plat consisting of 21.62 acres and a total of 12 lots. Mr. Dowdy stated that an additional stipulation was added to the staff report regarding the back of curb on the right of way. Dave Ulrich of RBF Consulting presented the project to the Board. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Napolitano made a motion to approve PP04-392 with the addition of stipulation "24" to read as follows: All local streets in this subdivision shall consist of thirty-two feet of pavement back-of-curb to back-of-curb within the forty foot right-of-way. Ten feet of PUE will also be required along with a minimum of twenty feet of building setback to the front of any forward-facing garage. The motion was seconded by Member Wrublik. The motion passed unanimously.

5I. PP04-393: PRELIMINARY PLAT SUNDANCE PARCEL 48

Request by RBF Consulting on behalf of Rick Hancock Homes, L.L.C for the approval of a preliminary plat consisting of 64.14 acres and a total of 249 lots. Mr. Dowdy stated that an additional stipulation was added to the staff report regarding the back of curb on the right of way. Dave Ulrich of RBF Consulting presented the project to the Board. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Napolitano made a motion to approve PP04-393 with the addition of stipulation "24" to read as follows: All local streets in this subdivision shall consist of thirty-two feet of pavement back-of-curb to back-of-curb within the forty foot right-of-way. Ten feet of PUE will also be required along with a minimum of twenty feet of building setback to the front of any forward-facing garage. The motion was seconded by Member Wrublik. The motion passed unanimously.

5J. PP04-394: PRELIMINARY PLAT SUNDANCE PARCEL 49A

Request by RBF Consulting on behalf of Rick Hancock Homes, L.L.C for the approval of a preliminary plat consisting of 19.46 acres and a total of 81 lots. Mr. Dowdy Dowdy stated that an additional stipulation was added to the staff report regarding the back of curb on the right of way. Dave Ulrich of RBF Consulting presented the project to the Board. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Member Napolitano made a motion to approve PP04-394 with the addition of stipulation "24" to read as follows: All local streets in this subdivision shall consist of thirty-two feet of pavement back-of-curb to back-of-curb within the forty foot right-of-way. Ten feet of PUE will also be required along with a minimum of twenty feet of building setback to the front of any forward-facing garage. The motion was seconded by Member Wrublik. The motion passed unanimously.

6. COMMENTS FROM THE PUBLIC: None

7. REPORT FROM STAFF:

Staff reported that the next Development Board meeting will be held on April 12, 2005.

8. REPORT FROM THE DEVELOPMENT BOARD:

Member Rioux would like to see sign placement issues addressed.

9. ADJOURNMENT:

Chair Hawley asked for a motion to adjourn the meeting. Member Jimenez made a motion to adjourn the meeting. Member Zwerg seconded the motion. The Meeting adjourned at 8:30 p.m.